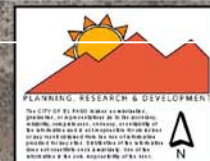


ZON04-00106



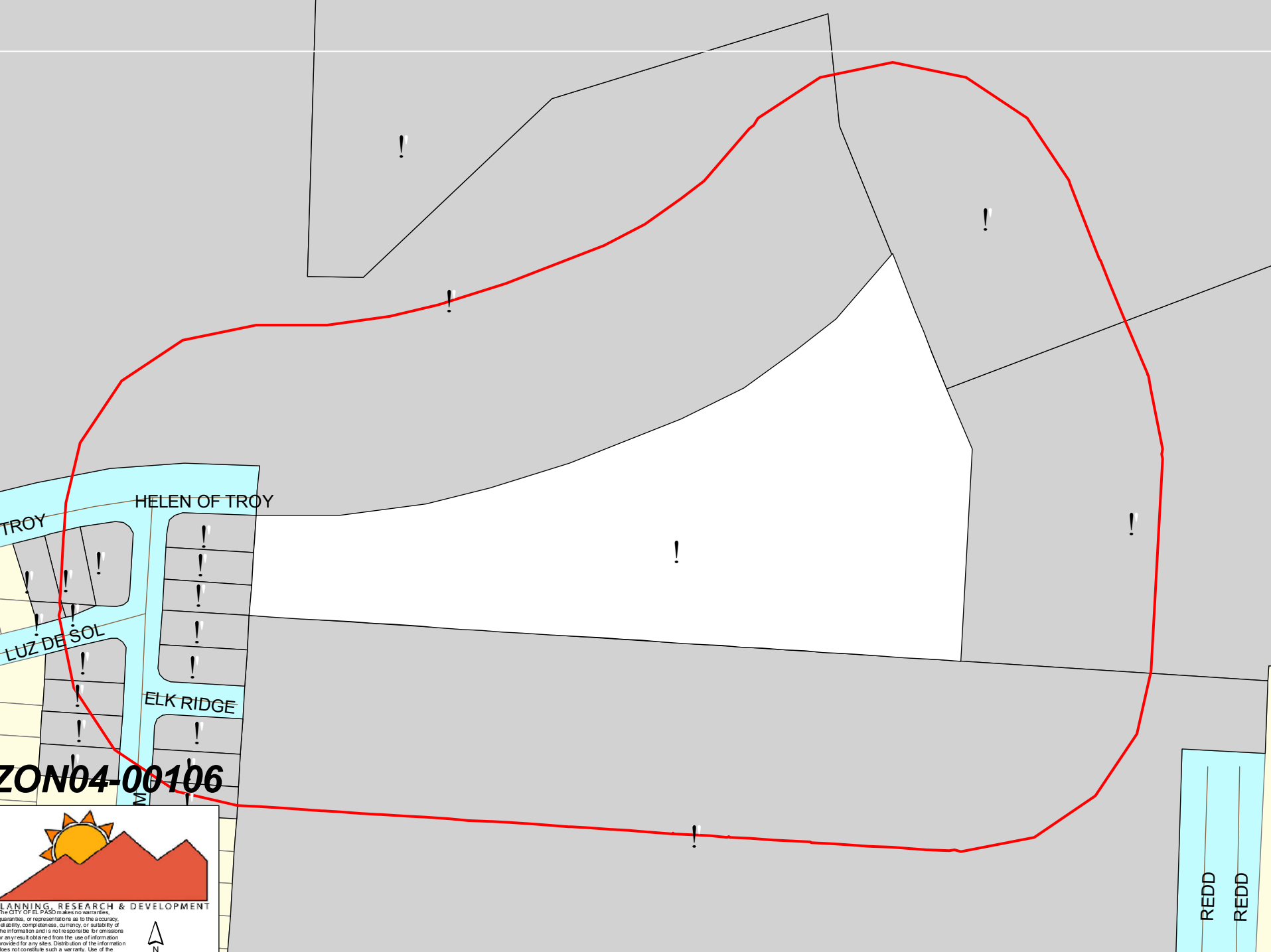
Subject Property

HELEN OF TROY

CENTURY PLANT

ROSENBAUM

REDD



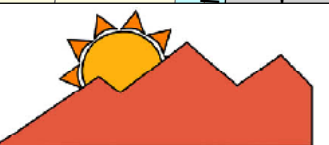
TROY

HELEN OF TROY

LUZ DE SOL

ELK RIDGE

ZON04-00106



PLANNING, RESEARCH & DEVELOPMENT

The CITY OF EL PASO makes no warranties, guarantees, or representations as to the accuracy, reliability, completeness, currency, or suitability of the information and is not responsible for omissions or any result obtained from the use of information provided for any sites. Distribution of the information does not constitute such a warranty. Use of the

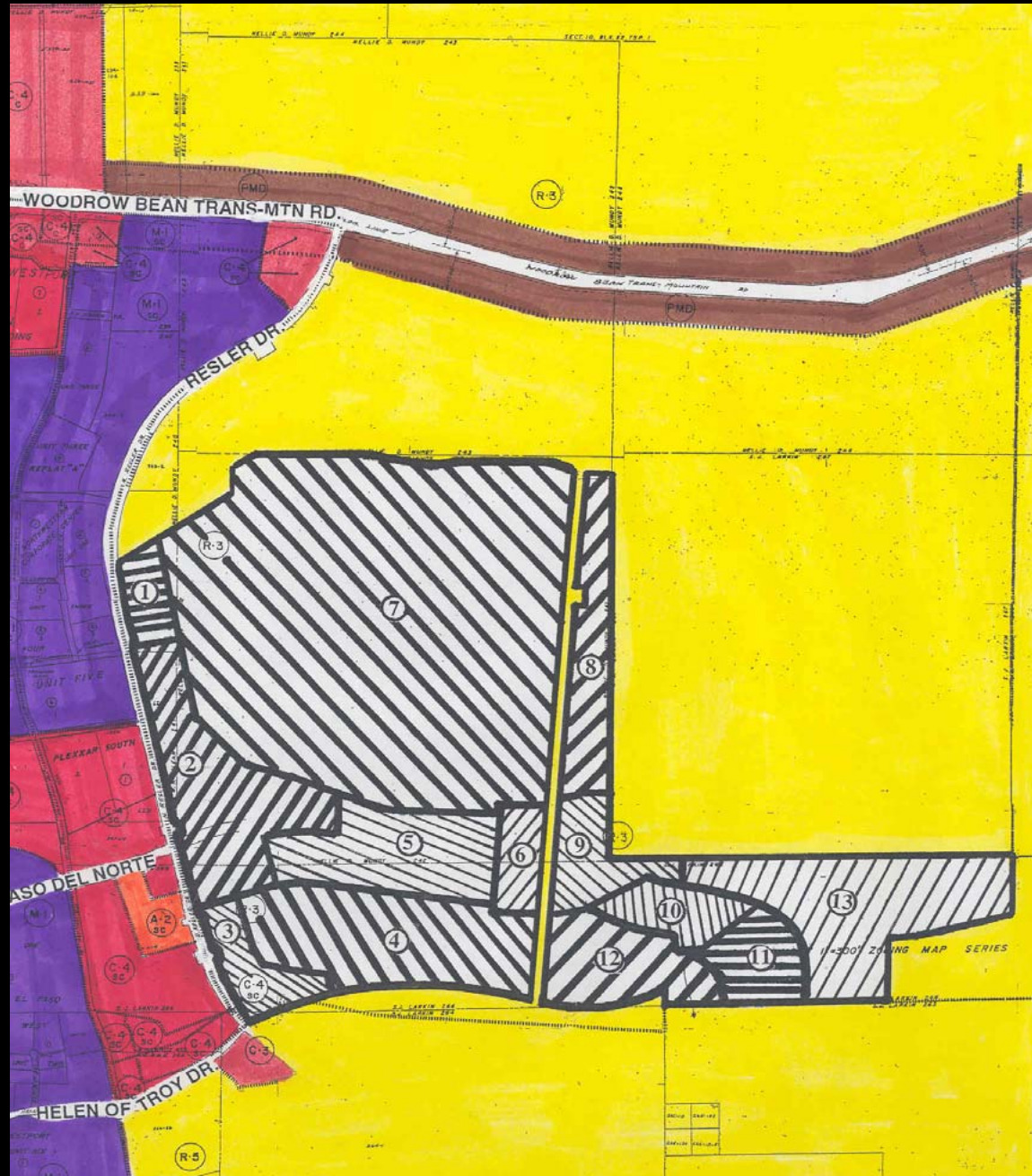


REDD
REDD





**LOCATION OF
PROPOSED REZONING
PUBLIC HEARINGS
ARE SCHEDULED
FOR INFORMATION CALL 541-4056**



ZON03-00046







ZON04-00106



ZON04-00106



ZON04-00106

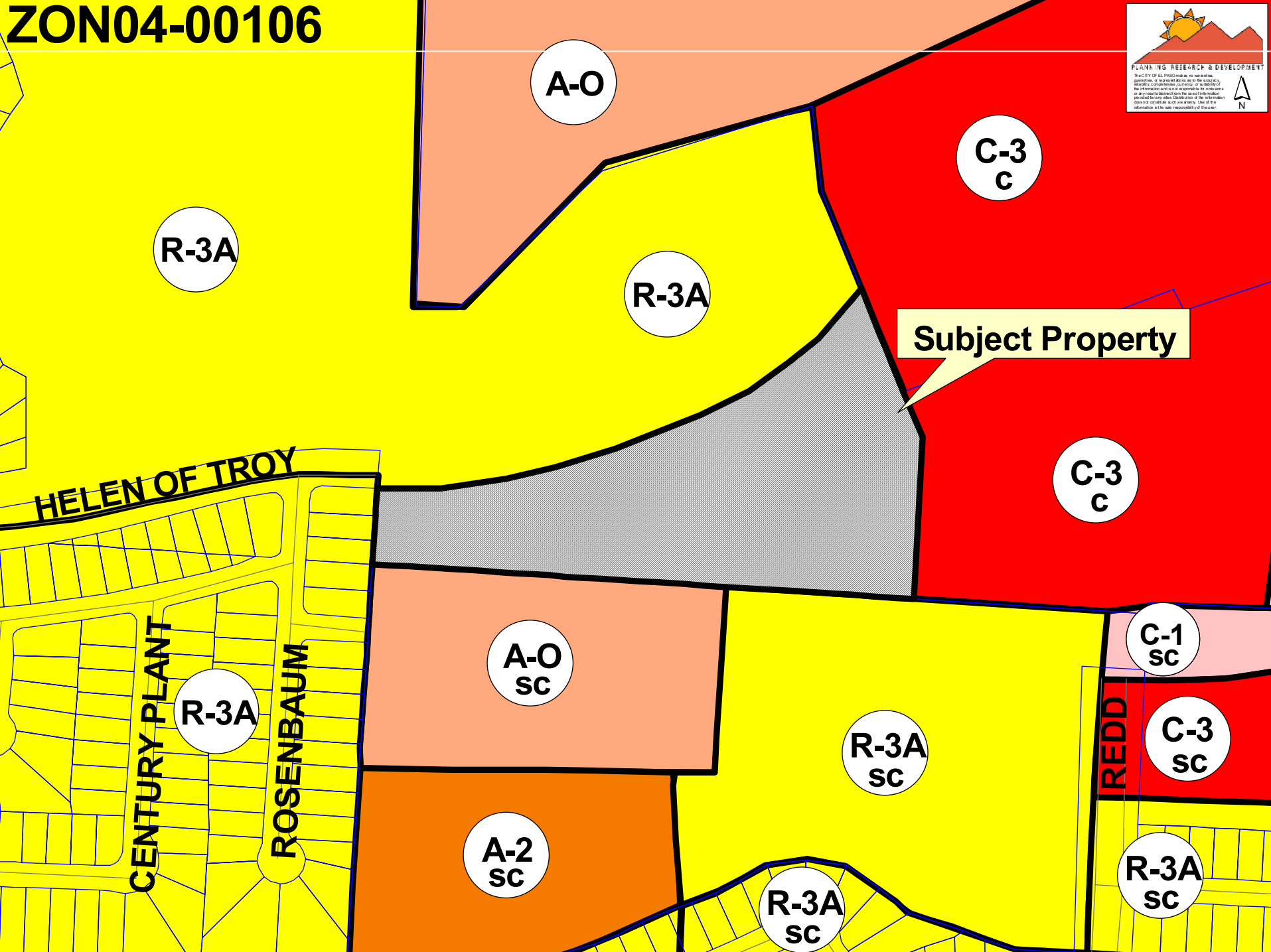


ZON04-00106









"RETAIN FOR SUBSEQUENT COUNCIL PUBLIC HEARING"



**CITY OF EL PASO, TEXAS
PLANNING, RESEARCH & DEVELOPMENT DEPARTMENT**

M E M O R A N D U M

TO: The Honorable Mayor and City Council
Joyce Wilson, City Manager
Patricia D. Adauto, Deputy City Manager
Laura Uribarri, Executive Assistant to the Mayor
Adrian Ocegueda, Executive Assistant to the Mayor

FROM: Fred Lopez, Urban Planner / Zoning Coordinator

FL

SUBJECT: Council Agenda Item (Ordinance)
Introduction: October 12, 2004
Public Hearing: November 02, 2004

DATE: October 7, 2004

The following item has been scheduled for City Council action as noted above. Relevant information is attached. If you have any questions, please contact me at 541-4925.

SEE ATTACHED ITEMS

Office Use Only			
Mayor's Office (2 copies):	date: _____	time: _____	by: _____
Representative District 1:	date: _____	time: _____	by: _____
Representative District 2:	date: _____	time: _____	by: _____
Representative District 3:	date: _____	time: _____	by: _____
Representative District 4:	date: _____	time: _____	by: _____
Representative District 5:	date: _____	time: _____	by: _____
Representative District 6:	date: _____	time: _____	by: _____
Representative District 7:	date: _____	time: _____	by: _____
Representative District 8:	date: _____	time: _____	by: _____
City Attorney's Office:	date: _____	time: _____	by: _____

- A. AN ORDINANCE CHANGING THE ZONING OF A PORTION OF S. J. LARKIN SURVEY NO. 266, EL PASO, EL PASO COUNTY, TEXAS (HELEN OF TROY DRIVE WEST OF REDD ROAD) FROM R-3A (RESIDENTIAL) TO C-2 (COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE. APPLICANT: COLONY PARTNERS AND HILLVIEW PROPERTIES. ZON04-00106 (DISTRICT 1)
- B. AN ORDINANCE CHANGING THE ZONING OF TRACT 2B, BLOCK 14, YSLETA GRANT, EL PASO, EL PASO COUNTY, TEXAS (LOMALAND DRIVE SOUTH OF NORTH LOOP DRIVE) FROM R-4 (RESIDENTIAL) TO A-2 (APARTMENT). THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE. APPLICANT: OSCAR ANDRADE. ZON04-00114 (DISTRICT 7) THIS IS AN APPEAL CASE.
- C. AN ORDINANCE AMENDING ORDINANCE NO. 011221, WHICH CHANGED THE ZONING OF LOT 18, SUNRISE ACRES NO. 2, EL PASO, EL PASO COUNTY, TEXAS, AND WHICH IMPOSED CERTAIN CONDITIONS, BY DELETING CONDITION NO. 3 THEREOF. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE. APPLICANT: HILLCREST BAPTIST CHURCH. ZON04-00131 (DISTRICT 2)



PLANNING, RESEARCH AND DEVELOPMENT DEPARTMENT

MEMORANDUM

DATE: October 8, 2004

TO: The Honorable Mayor and City Council
Joyce Wilson, City Manager
Patricia D. Adauto, Deputy City Manager
Laura Uribarri, Executive Assistant to the Mayor
Adrian Ocegueda, Executive Assistant to the Mayor

FROM: Fred Lopez, Planner II / Zoning Coordinator

SUBJECT: **ZON04-00106:** A portion of Tracts 1B4 and 1B4C, S.J. Larkin Survey No. 266
LOCATION: Helen of Troy Drive West of Redd Road
REQUEST: From: R-3A (Residential);
To: C-2 (Commercial)

The City Plan Commission (CPC), on September 16, 2004, voted **3 - 1** to recommend **APPROVAL** of rezoning the subject property from R-3A (Residential) to C-2/c (Commercial/conditions), against Staff's recommendation.

CPC RECOMMENDED CONDITIONS:

The following uses shall be prohibited: billiard's hall, bowling alley, amusement game complex, lawn mower and garden equipment and rental sales and service, commercial day care center, skating rink, and auto tune up service and data processing center.

The CPC found that this rezoning is in conformance with The Plan for El Paso. The CPC also determined that this rezoning protects the best interest, health, safety and welfare of the public in general.

There was **NO OPPOSITION** to this request.

Attachment: Location Map

STAFF REPORT

Rezoning Case: ZON04-00106

Property Owner(s): Colony Partners, Hillview Properties

Applicant(s): Colony Partners, Hillview Properties

Representative(s): Conde, Inc.

Legal Description: A portion of Tracts 1B4 and 1B4C, S.J. Larkin Survey No. 266

Location: Helen of Troy Drive West of Redd Road

Representative District: # 1

Area: 7.13 Acres

Present Zoning: R-3A (Residential)

Present Use: Vacant

Proposed Zoning: C-2 (Commercial)

Proposed Use: Self-storage warehousing

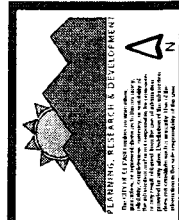
Surrounding Land Uses:

North -	R-3A (Residential) / vacant
South -	R-3A (Residential) / vacant
East -	C-3/c (Commercial/conditions) / vacant
West-	R-3A (Residential) / single-family residential

Year 2025 Designation: Residential (Northwest Planning Area)

**CITY PLAN COMMISSION HEARING, September 16, 2004,
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

ZON04-00106



A-O

C-3
C

R-3A

R-3A

Subject Property

C-3
C

HELEN OF TROY

CENTURY PLANT
R-3A

ROSENBAUM

A-O
SC

A-2
SC

R-3A
SC

R-3A
SC

C-1
SC

C-3
SC

R-3A
SC

Zoning Case: ZON04-00106

General Information:

The applicant is requesting a rezoning from R-3A (Residential) to C-2 (Commercial) in order to permit self-storage warehousing. The property is 7.13 acres in size and is currently vacant. The proposed site plan shows the self-storage warehouse facility to be located on the site. Access is proposed via Helen of Troy Drive. There are no zoning conditions currently imposed on this property.

Information to the Commission:

- A. The Planning Department has received no calls or letters in support or opposition to this application.
- B. On September 18, 2003, the City Plan Commission approved The Rancho Las Lomas South Land Study which designated this property for single-family residential uses.
- C. On January 20, 2004, the City Council rezoned this property from R-3 (Residential) to R-3A (Residential) based on the Plan for El Paso, the Rancho Las Lomas South Land Study, and compatibility to adjacent land uses.

Staff Recommendation:

The Development Coordinating Committee (DCC) unanimously recommends **DENIAL** of this request for rezoning from R-3A (Residential) to C-2 (Commercial).

The recommendation is based on the following:

The Plan for El Paso City-Wide Land Use Goals recommend that El Paso “protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.”

The Year 2025 Projected General Land Use Map for the **Northwest** Planning Area designates this property for **Residential** land uses.

C-2 (Commercial) zoning permits self-storage warehousing and **is not compatible** with adjacent development.

The Commission must determine the following:

- A. Will the C-2 (Commercial) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will self-storage warehousing be compatible with adjacent land uses?

Information To The Applicant:

Building Permits and Inspections Department Notes:

Parking, set backs, screening walls, etc. will be addressed during the plan review process.

Engineering Department, Development Division Notes:

See Enclosure 1.

Engineering Department, Traffic Division Notes:

No apparent traffic concerns.

Fire Department Notes:

Zoning change does not adversely affect the Fire Department.

El Paso Water Utilities Notes:

No comments.

Planning, Research & Development Department Notes:

- A. The Year 2025 Projected General Land Use Map for the Northwest Planning Area designates this property for Residential land uses.
- B. C-2 (Commercial) zoning permits self-storage warehousing and is not compatible with adjacent development.

ATTACHMENT: Site Plan; Enclosure 1.

NOTE TO THE PROPERTY OWNER: CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (915) 541-4056.

Engineering Department
DEVELOPMENT DIVISION
COMMENTS

TO: PLANNING DEPARTMENT

DATE: August 10, 2004

FROM: ENGINEERING DEPARTMENT

ADDRESS: Helen of Troy Dr. W of Redd Rd.

ATTN: Kimberly Forsyth, Fred Lopez, or
Jorge Rousselin, Urban Planners

PROPOSED USE: Self-storage Warehousing


CASE NO.: ZON04-00106

PROPOSED ZONE: C-2

REQUEST: Rezoning from R-3A to C-2

LEGAL DESCRIPTION: Being a portion of Tracts 1B4 and 1B4C, S. J. Larkin Survey No. 266

- ☐ 1. No comments
- ☒ 2. Must be submitted as a subdivision
- ☒ 3. Sidewalks & wheel chair ramps will be required.
- ☒ 4. Grading plan and permit required.
- ☐ 5. Storm Water Pollution Prevention details required.
- ☒ 6. Storm Water Pollution Prevention plan and permit required.
- ☒ 7. Drainage plans must be approved by the City Engineer
- ☐ 8. On site ponding will be required.
- ☐ 9. Private pond is required.
- ☐ 10. No water runoff allowed unto _____.
- ☐ 11. Additional R.O.W. required.
- ☒ 12. Additional Comments: Site location is located within the Special Flood Hazard Area. Zone A2 & C, Panel 17 C.



Bashar Abugalyon, P. E.
Interim Assistant City Engineer

DISTRICT: 1

HME

DHCC Action:

Approved _____ / _____ / _____

W/ modifications _____

Denied _____ / _____ / _____ Reason _____

Tabled _____ / _____ / _____ Until _____ / _____ / _____ Weeks

Times Tabled _____, _____, _____, _____, _____, _____, _____, _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF S. J. LARKIN SURVEY NO. 266, EL PASO, EL PASO COUNTY, TEXAS (HELEN OF TROY DRIVE WEST OF REDD ROAD) FROM R-3A (RESIDENTIAL) TO C-2 (COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of *a portion of S. J. Larkin Survey No. 266, El Paso, El Paso County, Texas* be changed from **R-3A (Residential)** to **C-2 (Commercial)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly; and

That this parcel be subject to the following conditions which are necessitated by and attributable to the increased intensity of use generated by the change of zoning from R-3A (Residential) to C-2 (Commercial), in order to protect the health, safety and welfare of adjacent property owners and the residents of this City:

The following uses shall be prohibited: billiard's hall, bowling alley, amusement game complex, lawn mower and garden equipment and rental sales and service, commercial day care center, skating rink, and auto tune up service and data processing center.

These conditions run with the land, are a charge and servitude thereon, and bind the current property owner and any successors in title. The City may enforce these conditions by injunction, or by any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above conditions in its discretion without the consent of any third person who may be benefitted thereby, and without affecting the validity of this ordinance.

PASSED AND APPROVED this ____ day of _____, 2004.

(additional signatures on the next page)

THE CITY OF EL PASO

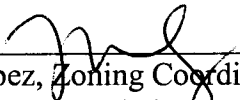
THE CITY OF EL PASO

Joe Wardy
Mayor

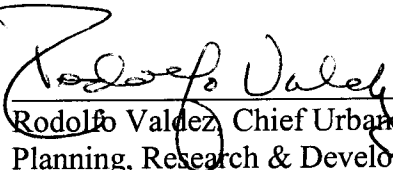
ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO CONTENT:

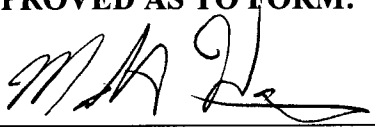


Fred Lopez, Zoning Coordinator
Planning, Research & Development



Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

APPROVED AS TO FORM:



Matt Watson, Assistant City Attorney

Acknowledgment

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this _____ day of _____, 2004,
by JOE WARDY as MAYOR of THE CITY OF EL PASO.

My Commission Expires:

Notary Public, State of Texas
Notary's Printed or Typed Name:

Property Description for Rezoning

The following is a description of a parcel of land for the purpose of rezoning, said parcel being located in S. J. Larkin Survey No. 266, City of El Paso, El Paso County, Texas and being described more particularly as follows:

Commencing, for reference, at the northeast corner of West Hills Unit Twenty Three, a subdivision located in the City of El Paso; THENCE, with the easterly boundary line thereof, South $0^{\circ} 30' 37''$ East 84.10 feet to the Point of Beginning of this property description;

THENCE, leaving said boundary line, along the arc of a non-tangential curve to the left 321.43 feet through a central angle of $21^{\circ} 05' 39''$, said curve having a radius of 873.07 feet, a tangent of 162.56 feet and a chord which bears North $80^{\circ} 26' 53''$ East 319.62 feet to the end of the curve at the point of tangency;

THENCE, North $69^{\circ} 10' 32''$ East 333.35 feet to a point of curvature;

THENCE, along the arc of a curve to the left 215.55 feet through a central angle of $15^{\circ} 35' 36''$, said curve having a radius of 792.00 feet, a tangent of 108.44 feet and a chord which bears North $61^{\circ} 22' 45''$ East 214.88 feet to the end of the curve at the point of tangency;

THENCE, North $53^{\circ} 34' 57''$ East 20.78 feet;

THENCE, South $39^{\circ} 28' 37''$ East 350.10 feet;

THENCE, South $0^{\circ} 19' 28''$ West 204.48 feet;

THENCE, North $89^{\circ} 58' 04''$ West 1,003.95 feet to said easterly boundary line of West Hills Unit Twenty Three;

THENCE, North $0^{\circ} 30' 37''$ West 153.78 feet to the Point of Beginning and containing, in all, 310,301 square feet or 7.12353 acres of land.

This description is based on information provided by CSA Engineering on July 8, 2004 and does not represent an actual ground survey. The purpose of this description is to generally describe an area to be rezoned.